

147.0

0004

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

833,900 /

833,900

USE VALUE:

833,900 /

833,900

ASSESSED:

833,900 /

833,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		COOLIDGE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WHELTLE R BRUCE & SUSAN/TRS	
Owner 2: 100 COOLIDGE RD TRUST	
Owner 3:	
Street 1: 94 COOLIDGE RD	
Street 2:	
Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1: VANDERBURGH EDITH W--ETAL -
Owner 2: VANDERBURGH ALEXANDER JR -
Street 1: 100 COOLIDGE RD
Twn/City: ARLINGTON
StProv: MA
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,579 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Stucco Exterior and 1862 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4579		Sq. Ft.	Site		0	80.	1.22	9									445,896						445,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4579.000	388,000		445,900	833,900		96675
							GIS Ref
							GIS Ref
							Insp Date
							05/08/18

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	388,000	0	4,579.	445,900	833,900	833,900 Year End Roll
2019	101	FV	294,500	0	4,579.	418,000	712,500	712,500 Year End Roll
2018	101	FV	294,500	0	4,579.	345,600	640,100	640,100 Year End Roll
2017	101	FV	294,500	0	4,579.	317,700	612,200	612,200 Year End Roll
2016	101	FV	294,500	0	4,579.	289,800	584,300	584,300 Year End
2015	101	FV	282,600	0	4,579.	284,300	566,900	566,900 Year End Roll
2014	101	FV	282,600	0	4,579.	264,200	546,800	546,800 Year End Roll
2013	101	FV	282,600	0	4,579.	251,400	534,000	534,000

Parcel ID 147.0-0004-0005.0

!11497!

PRINT

Date	Time
12/11/20	01:39:46

LAST REV

Date	Time
06/12/18	15:43:41

apro

11497

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VANDERBURGH EDI	45539-174		7/1/2005		410,000	No	No		
VANDERBURGH ALE	24866-484		9/20/1994			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/17/2008	1305	Manual	2,000					retaining wall	5/8/2018	Inspected	CC	Chris C
5/19/2008	491	Addition	120,000			G10	GR FY10	ADD 2ND FLOOR	4/23/2018	MEAS&NOTICE	BS	Barbara S
									11/6/2008	Meas/Inspect	189	PATRIOT
									10/30/2008	Permit Visit	BR	B Rossignol
									11/17/1999	Meas/Inspect	272	PATRIOT
									12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:	SINK IN BSMT.				WDK	10	4	20	1							
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 6 - Stucco	Sec Wall: 1 - Wood Shingl	50 %	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating:	A HBth:	Rating:	OthrFix:	Rating:		5							
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SFL	FFL	BMT	7	16	FFL						
Grade: C - Average	Year Blt: 1950	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O				14							
Lump Sum Adj:	Const Mod:	View / Desir:	Color: GREEN	Fpl: 1	Rating: Average	WSFlue:	Rating:	Other			Upper												
INTERIOR INFORMATION				CONDOS INFORMATION				Lvl 2			Lvl 1												
Avg Ht/FL: STD	Prim Int Wall: 6 - Average	Sec Int Wall:	Partition: T - Typical	% Own:	Total Units:	Floor:	Name:	Lower			Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1								
Prim Floors: 3 - Hardwood	Sec Floors:	Total: 4.6 %	DEPRECIATION				REMODELING				RES BREAKDOWN												
Bsmnt Flr: 12 - Concrete	Subfloor:		Phys Cond: VG - Very Good	4.6 %	Functional:	Economic:	Special:	Override:	Exterior:	No Unit	RMS	BRS	FL										
Bsmnt Gar:	Electric: 3 - Typical		Total: 4.6 %						Interior:	1	7	3											
Insulation: 2 - Typical	Int vs Ext: S								Additions:														
Heat Fuel: 2 - Gas	Heat Type: 1 - Forced H/Air								Kitchen:														
# Heat Sys: 1	% Heated: 100	% AC: 100							Baths:														
Solar HW: NO	Central Vac: NO	% Com Wall:	% Sprinkled:						Plumbing:														
CALC SUMMARY				COMPARABLE SALES																			
				Basic \$ / SQ: 125.00	Size Adj.: 1.21390975	Const Adj.: 0.99989998	Adj \$ / SQ: 151.724	Other Features: 79654	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val									
				LUC Factor: 1.00	Adj Total: 406731	Depreciation: 18710	Deprecated Total: 388021	Juris. Factor: 1.00	Before Depr: 151.72	Final Total: 388000	Val/Su Net: 130.55	Val/Su SzAd	208.38										
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 147.0-0004-0005.0				IMAGE				AssessPro Patriot Properties, Inc						
SPEC FEATURES/YARD ITEMS																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:					Total Special Features:								Total:									